

EXHIBIT "A"

<u>Address/Legal Descrip.</u>	<u>Date of Boarding</u>	<u>Boarding Cost</u>	<u>Total Cost</u>	<u>Owners Name/Address</u>
2227 Dudley Street Engleside Addition Block 5, Lot 11	9-23-2004	\$82.50	\$82.50	Russ Scheffert 4141 Sheridan Blvd. Lincoln NE 68506

Details of Events that have occurred with the residence located at 2227 Dudley

February 5, 2004-Notice of violations of Minimum Housing Code was sent to the owner (Russ Scheffert that required that he repair broken windows and improve the exterior appearance of the residence that has broken and missing siding. The owner was given 30 days to correct these violations.

March 5, 2004- The owner called the Housing Code section to state that he needed an extension to install vinyl siding on the residence. He mentioned some other financial commitments that had prevented him from improving the property, but said that he would commit to repairs.

March 9, 2004- Inspection made that showed that no changes had occurred since the February 3, 2004 inspection. The extension form was mailed to the owner to complete.

March 18, 2004- The Housing Codes section received the extension form from Russ Scheffert showing his address as 4141 Sheridan Blvd (the same address that the notices were sent to). Mr. Scheffert requested an extension until June 21, 2004. A copy was mailed back to him the same day that allowed him until the requested date of June 21, 2004 for the siding only and until April 21, 2004 for the windows to be repaired by glass replacement.

April 21, 2004- Second notice sent to owner stating that he has to complete repairs by May 5, 2004 or that further legal action will be taken by the City against the owner.

May 4, 2004- The property was inspected and found that the front and rear doors had been secured but there hadn't been any repairs made on the broken windows and there hadn't been any siding replacement.

June 1, 2004- A letter was sent from the City Attorney to Russ Scheffert to make him aware that a misdemeanor complaint would be issued against him if the property was not improved in fifteen days.

June 7, 2004- Housing Code section prepared a memo to the City Attorneys office requesting a filing of misdemeanor charges be set for arraignment with the Lancaster County Court.

August 9, 2004- Inspections were made through June and July and no changes were made, the residence became unsecured requiring Housing Codes to declare the building dangerous under the Dangerous Building Code. This was done due to repeated reports that transients individuals had been seen going in and out of the building. The Lincoln Police requested assistance also, as they had been receiving calls for service at this address.

September 23, 2004- The building was boarded up at the order of the Building and Safety department to prevent transients from entering and occupying the unsecured building.

November 19, 2004

CERTIFIED MAIL

Mr. Russ Scheffert
4141 Sheridan Boulevard
Lincoln NE 68506

Dear Mr. Scheffert:

Notice is hereby given to all persons interested that on the **6th day of December, 2004**, at the meeting of the City Council of the City of Lincoln, Nebraska, to be held at **1:30 p.m.**, or as soon thereafter as possible in the City Council Chambers in the County/City Building, 555 South 10th Street in said City, the City Council will assess the cost of "Boarding Up of Building," which you as owner failed to perform after notice as required by law, and which the City was required to perform under Chapter 20.04 of the Lincoln Municipal Code, on the real estate described as:

2227 Dudley Street, Engleside Addition, Block 5, Lot 11.

Such assessment shall constitute a special assessment against and a lien upon the property, and shall be paid in one annual installment, and shall bear interest at the rate of six percent (6%) per annum.

If you have any questions regarding the proposed assessment, contact John Boies of the Building & Safety Department at 441-6429. If you wish to file an objection or protest thereto, please contact the office of the City Clerk, 441-7438, e-mail: jross@lincoln.ne.gov or by U.S. mail to the City Clerk's Office, 555 South 10th Street, Room 103, Lincoln, NE 68508.

Sincerely,

Joan E. Ross, CMC
City Clerk

cc: John Boies, Chief Housing Inspector
Margaret Blatchford, Assistant City Attorney